



## **LAKESIDE**

An outstanding  
Design & Build opportunity  
20,000 – 100,000 sq ft

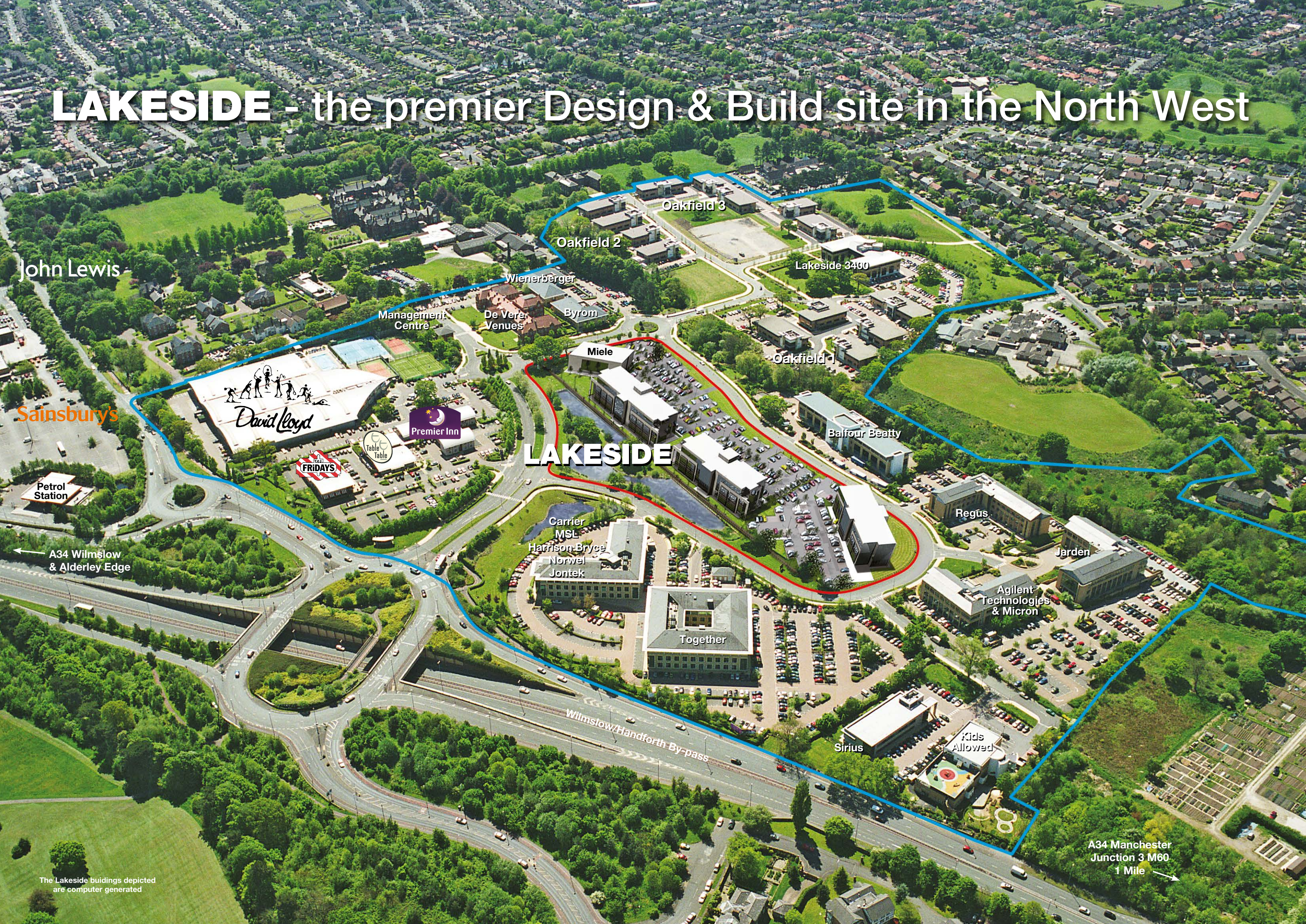
*Cheadle Royal*

The North West's Premier Business Park





# LAKE SIDE - the premier Design & Build site in the North West



John Lewis

Sainsbury's

Petrol Station

A34 Wilmslow & Alderley Edge

The Lakeside buildings depicted are computer generated

LAKE SIDE

Oakfield 3

Oakfield 2

Lakeside 3400

Wienerberger

De Vere Venues

Byrom

Oakfield 1

Miele

Balfour Beatty

David Lloyd

Premier Inn

FRIDAYS

Table Table

Regus

Jarden

Carrier MSL  
Harrison Bryce  
Norwel  
Jontek

Together

Agilent Technologies & Micron

Sirius

Kids Allowed

Wilmslow/Handforth By-pass

A34 Manchester Junction 3 M60  
1 Mile





Cheadle Royal is widely regarded as the premier business park in the North West. Extending to over 65 acres of mature parkland, it is now home to over 25 companies and 2,500 people, in buildings totalling over 650,000 sq ft. The park also provides an unparalleled amenity offer including a Whitbread pub, TGI Friday's restaurant, Premier Inn hotel, David Lloyd Racquet & Fitness Centre, De Vere Venues conference centre and Kids Allowed nursery. John Lewis and Sainsbury's superstores are also both within a short walk.



## The Opportunity

The last remaining plot available to be developed on Cheadle Royal is the best situated of all. Lakeside is the flagship site overlooking the feature lake close to the main entrance to the park. The site has outline planning permission and has been masterplanned to provide up to 100,000 sq ft of accommodation, suitable for a range of uses.

Two layout options follow for your consideration.

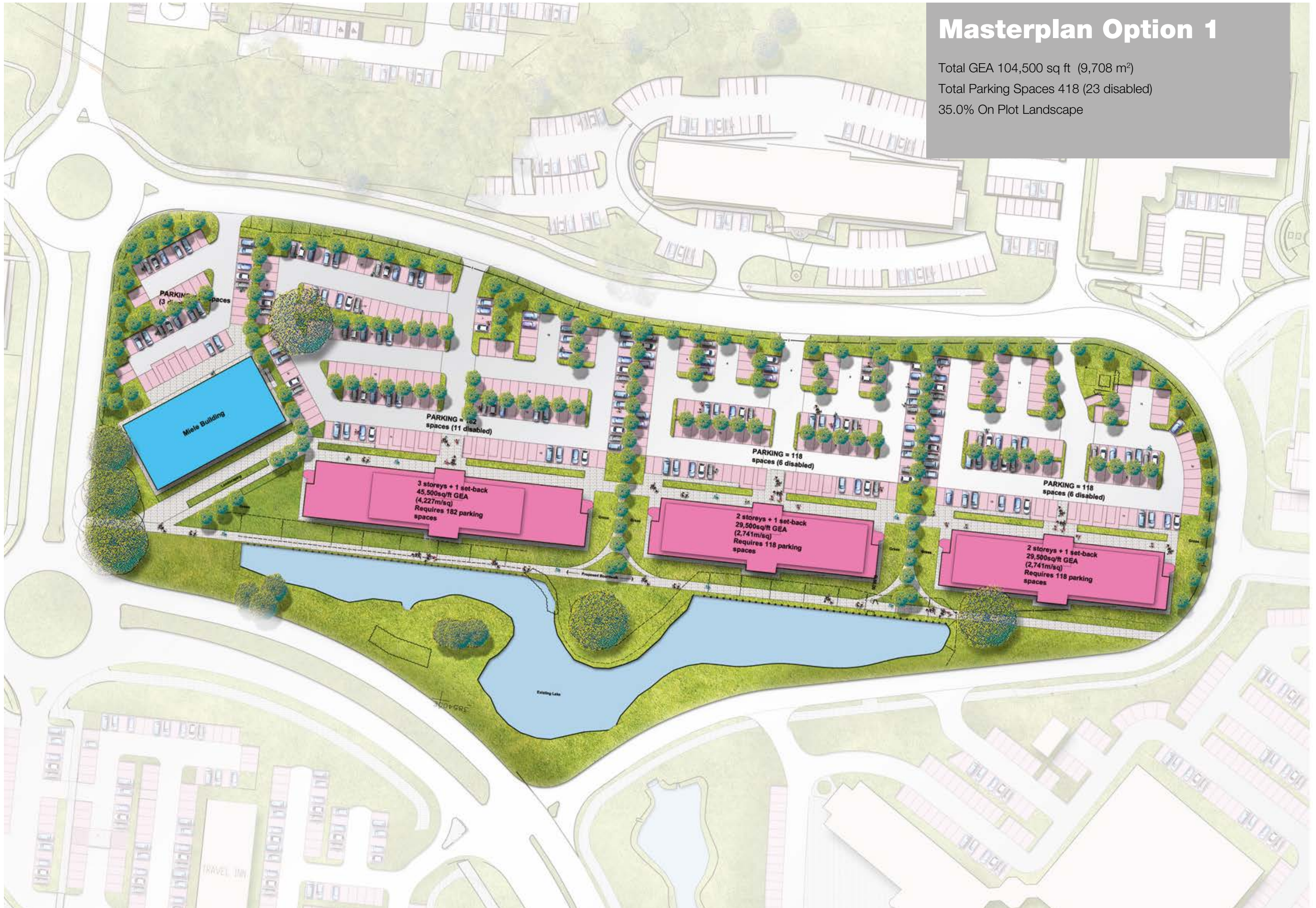


# Masterplan Option 1

Total GEA 104,500 sq ft (9,708 m<sup>2</sup>)

Total Parking Spaces 418 (23 disabled)

35.0% On Plot Landscape





# Masterplan Option 2

Total GEA 100,465 sq ft (9,333 m<sup>2</sup>)  
Total Parking Spaces 402 (21 disabled)  
38.0% On Plot Landscape







**Facade Option 1**

Cheadle Royal Plot 4000





**Facade Option 2**

Cheadle Royal Plot 4000





**Facade Option 3**

Cheadle Royal Plot 4000

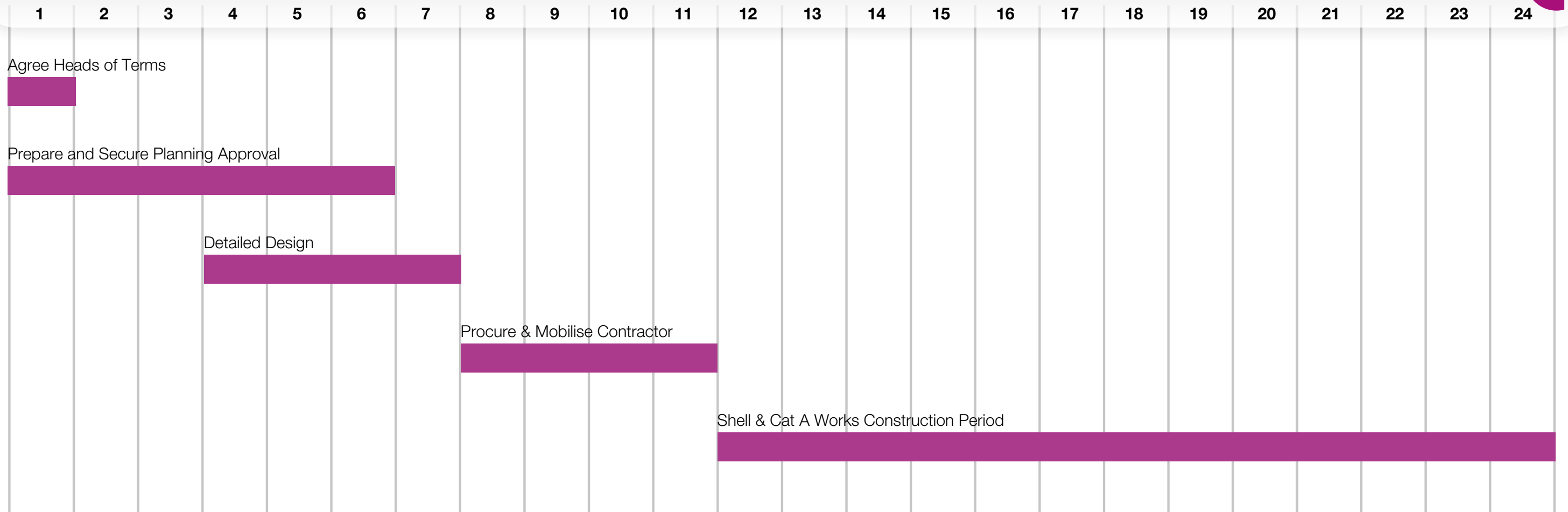




**Facade Option 4**

Cheadle Royal Plot 4000





## Programme

Muse’s extensive track record and efficient procurement model ensures buildings can be occupied in the optimum timeframe to suit specific business requirements.

An indicative timeline incorporating the key milestones in the programme is set out below.

## Typical Specification

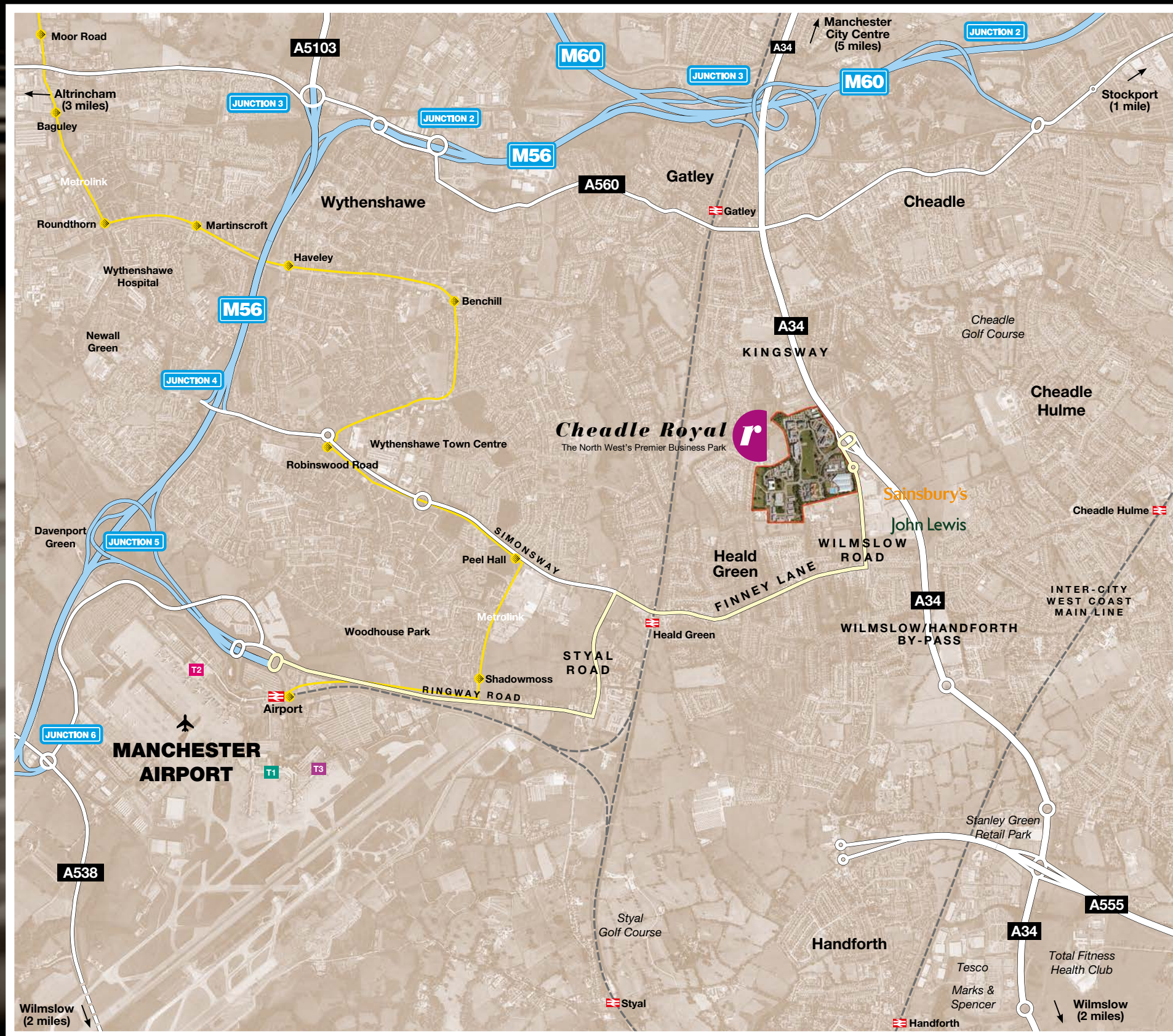
As the final phase of Cheadle Royal, the Lakeside buildings will have a fresh and contemporary look with an individual architectural style that will complement the high standards that have already been established on the business park.

The buildings can be designed to a bespoke specification. However as an indication Muse would envisage delivering buildings with the following features:-

- Flexible open plan accommodation allowing for adaptation to individual requirements
- Impressive and spacious reception
- Finished floor to ceiling height of 2.75m
- Full access raised floors
- Suspended ceilings incorporating recessed energy efficient light fittings
- Comfort cooling system designed to meet individual occupational density

- High quality male, female and disabled toilets on each floor, designed to reduce water usage
- Shower and changing facilities
- Lighting control system with energy saving PIR controls
- DDA compliant
- Designed to achieve a minimum rating of BREEAM ‘Very Good’
- Dedicated surface level car parking will be provided within landscaped areas for the office buildings at a ratio of up to 1:250 sq ft Net Internal Area
- Comprehensive security system with site-wide CCTV system and 24 hour patrols
- Fantastic external amenity space either immediately along the lake or within the established woodland walks.





## Connectivity

- Junction 3 M60 Motorway 1 mile
- Manchester Airport 3 miles
- Stockport & Wilmslow Stations 4 miles
- Manchester City Centre 7 miles
- M6 Motorway 15 miles

A DEVELOPMENT BY



ALL ENQUIRIES



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